

Identification of the Area 17

Name or Designation:

University, Wallingford, Roosevelt, Sandpoint

Boundaries:

Area 17 is bound on the north by NE 95th Street, on the east by Lake Washington, and on the south by Lake Union. The western boundary is Interstate 5 from NE 50th Street to NE 95th Street. The western boundary runs west along 50th Street to Woodland Park Avenue N and from there south to the lake.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the seventh floor of the King County Administration Building.

Area Description:

The area included in the Assessor's Commercial Area 17 includes northeast Seattle approximately from Interstate 5 to Lake Washington and from Lake Union and Portage Bay north to NE 95th Street. It is divided for the purpose of assessment into economic neighborhoods each of which includes one or more business districts, as shown on the accompanying neighborhood map:

10	Stone Way - Northlake - Pacific Street
20	Wallingford
40	Roosevelt - Lake City Way
50	Roosevelt District
60	University District
70	University Village
80	Wedgewood
90	East Maple Leaf
100	View Ridge - Sand Point
110	University of Washington

Neighborhood 10 is Stone Way - Northlake - Pacific Street. Along Stone Way between N 40th Street and Lake Union is an area of older retail and service businesses with a number of industrial properties. The three east-west streets lying north of Lake Union are Northlake Avenue, N 34th Street, and Pacific Avenue. These have a combination of newer residential and mixed-use projects, small office buildings, and older industrial properties.

Neighborhood 20 includes Wallingford, a major business district located along N 45th Street between Stone Way N and I-5 and along Stone Way from N 40th Street to N 45th Street.

Neighborhood 40 includes the commercial areas along Roosevelt Way and Lake City Way between NE 75th Street and NE 95th Street.

Neighborhood 50 is the Roosevelt business district. It includes the commercial businesses along Roosevelt Way from Ravenna Boulevard to NE 75th Street and along NE 65th Street from I-5 to 20th Avenue NE.

Neighborhood 60 is the University District. It is bordered by I-5 on the west, NE Ravenna Boulevard on the north, Ravenna Avenue on the east, and the University of Washington on the south. The eastern part of the district, along University Way and Brooklyn Avenue is the retail center. The western part has had considerable new development, including new office buildings, a new hotel, and several new apartment and congregate living projects. Directly north of the University campus is the residential area which includes fraternities, sororities, and rooming houses, which provide student housing.

Neighborhood 70 is the University Village neighborhood. It includes the University Village shopping center and the retail and service businesses located along 25th Avenue NE, NE Blakely, NE 50th Street, and Union Bay Place NE.

Neighborhood 80 includes the shopping districts along NE 65th Street east of 20th Avenue NE and along 35th Avenue NE. NE 65th Street has seen recent development activity, with the remodeling of the former PCC grocery store into a bookstore and coffee shop and two new mixed-use developments on the north side of NE 65th Street.

Neighborhood 90, from 30th Avenue NE to 40th Avenue NE between NE 75th Street and NE 95th Street has little commercial development.

Neighborhood 100, lying to the east of 40th Avenue NE, is a primarily residential neighborhood, including View Ridge, Windermere, Laurelhurst, and Sand Point. The former Sand Point Naval Air Station has been converted to other public uses including Warren G. Magnuson Park, public housing, and office space for community organizations. There is a small shopping district along Sand Point Way at about 50th Avenue NE. The Children's Orthopedic Hospital is located at Sand Point Way and NE 50th Street.

Neighborhood 110 is the University of Washington.

Economic activity within Area 17 can be divided between region building activity, which exports to the larger regional economy, and region serving activity. The region building activities are the basis of the local economy, and the region serving businesses depend on the level of region building activity. The principal region building activity is the University of Washington, which attracts large numbers of students and provides employment for faculty and staff. Other region builders include the Children's Orthopedic Hospital, located on Sand Point Way at NE 50th Street, and the shipyard activity along Lake Union and Portage Bay. The University Village shopping center has also become a region builder, having developed into a regional specialty center or lifestyle mall. Region serving activities include the smaller retail and service businesses located in the seven business centers.

Important changes have been taking place in these centers over the past several years. The University District was formerly a region building activity in itself, with a number of retail stores, which attracted shoppers from around the Seattle area. These stores,

including the J.C. Penney's Department Store, Nordstrom Department Store, and smaller specialty shops, have moved out of the district or are moving out at this time as leases expire. Many small restaurants and other businesses catering to the student population have taken their place, but commercial vacancies along University Way have been higher than the city average for several years. The exception is the University Bookstore, which carries textbooks and supplies for University classes. It also contains a large selection of popular books, music, camera supplies, and clothing, and continues to attract shoppers from outside the University neighborhood.

Another important development, common to all the business centers in Area 17, has been the construction of large numbers of new apartments and residential condominiums. Until recently, apartment vacancies in the area were very low and rental rates were increasing rapidly, with the result that apartment properties were appreciating. This brought on a surge of multi-family development, especially in the eastern and northeastern parts of the University District.

Land in the area has seen significant increases in value, as evidenced by recent sales, so that now many properties have land values higher than their value in their existing use. In other words, the existing uses are not the use that the land would be put to if it were vacant, and increasingly are not the highest and best use of the properties as presently developed. The implication is that major redevelopment activity will be taking place in Area 17 in the next few years, following the regional and national economies' recovery from the recent recession. This is taking place now in the University District, with the recent completion of new office properties. The Roosevelt district, along Roosevelt Way and along NE 65 Street between Roosevelt Way and 15th Avenue NE is another area of rising land values.

The University Village shopping center, lying east of 25th Avenue NE and north of NE 45th Street, has become a regional specialty center, with the Barnes and Noble bookstore and the Eddie Bauer store, and with several "high-end" shops, including Pottery Barn, Restoration Hardware, Crate and Barrel, and Miller-Pollard furnishings. The shopping center has recently been renovated and expanded with new retail shops, a five story-parking garage, and additional office space.

Preliminary Ratio Analysis:

A Ratio Study was completed prior to the application of the recommended 2007 assessed values. This study included sales of improved parcels and showed a Coefficient of Variation (COV) of 26.64%. The study was repeated after application of the 2007 assessed values. The results are included in the validation section of this report, and show an improvement in the COV to 11.23%.

Scope of Data

Land Value Data:

Vacant sales between January 1, 2004 and December 31, 2006 were considered in valuing land. Vacant sales are defined as transactions representing value in land to the purchaser. The category includes properties undeveloped at the time of sale and properties, which were purchased for redevelopment rather than to continue the existing use.

Improved Parcel Total Value Data:

Sales of improved properties between January 1, 2004 and December 31, 2006 were considered in estimating market values of improved properties. Sales information is obtained from excise tax affidavits and reviewed by neighborhood appraisers to confirm that sales are "arms length" market transactions representing market value. Appraisers confirm sales through public record, through inspection of sale properties, and through interviews with buyers, sellers, and agents. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the Assessor's Office in the King County Administration Building, 500 4th Avenue in Seattle.

Land Value

Land Sales, Analysis, Conclusion:

Commercial, industrial, and multi-family properties in Area 17 were examined to determine if changes in the assessed value of land were warranted for assessment year 2007. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

There were fifty land sales in Area 17 between January 1, 2004 and December 31, 2006. These are shown in the following table.

Land Sales by Type and Sub-area				
	Commercial	Industrial	Multi-family	Total
Neighborhood 10	2	0	1	3
Neighborhood 20	5	0	4	9
Neighborhood 40	4	0	8	12
Neighborhood 50	3	0	2	5
Neighborhood 60	3	0	7	10
Neighborhood 70	2	0	0	2
Neighborhood 80	0	0	4	4
Neighborhood 90	0	0	0	0
Neighborhood 100	0	0	5	5
Total	19	0	31	60

Land value ranges in Area 17 are \$55.00 to \$90.00 per square foot for commercial land, \$55.00 to \$90.00 per square foot for multi-family land and \$60.00 per square foot for industrial land. Values tend to be lowest in the northern part of the area and highest within the principal business districts. Industrially zoned land is limited to Neighborhood 10. The higher valued industrial parcels are those with view potential.

Ranges of value within the individual neighborhoods are shown by zoning type in the following table.

Land Value per Square Foot by Zoning and Neighborhood

Neighborhood	Zoning		
	Commercial	Industrial	Multi-family
10	\$70.00 - \$75.00	\$60.00	\$55.00 - \$80.00
20	\$75.00 - \$85.00	-	\$75.00 - \$90.00
40	\$60.00 - \$70.00	-	\$70.00 - \$75.00
50	\$80.00 - \$90.00	-	\$60.00 - \$80.00
60	\$85.00 - \$100.00	-	\$70.00 - \$90.00

70	\$75.00 - \$80.00	-	\$75.00 - \$80.00
80	\$60.00 - \$65.00	-	\$55.00 - \$75.00
90	\$55.00 - \$60.00	-	\$60.00 - \$70.00
100	\$55.00 - \$65.00	-	\$55.00 - \$65.00
110		\$60.00	\$75.00

Some selected values lie outside these ranges due to special considerations such as view, corner location, or adverse environmental conditions.

Recommended values for assessment year 2007 result in an increase in total land valuation between January 1, 2006 and January 1, 2007 of 21.63%. Total assessed value of land was \$3,027,188,479 for Assessment Year 2006 and is recommended to be \$3,681,891,400 for Assessment Year 2007, an overall increase of \$654,702,921.

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Vacant Land Model:

The direct sales comparison approach was used to estimate land values. The most important considerations were development potential, based on zoning, and location relative to major activity centers.

Improved Parcel Total Values:

Sales comparison approach model description:

In the sales comparison approach, sales of improved properties are used to establish value ranges for various types of use. Sales for Area 17 were verified and analyzed to determine the sale price per square foot of net rentable area. This information was stratified according to use and location in order to set value ranges for classes of properties. A set of value ranges was created for the entire geographic area and is then adjusted for local conditions within each neighborhood.

Cost approach model description:

Value estimates by the cost approach were made using a software program supplied by the Marshall Valuation Service, a widely accepted guide to construction costs in the real estate industry. The model requires that the floor area of the building be classified among a series of coded uses and that the building structure, quality, shape, and heating system be specified. The appraiser estimates the building's effective age based on its actual age, observed condition, and obsolescence present, and the model calculates replacement cost and depreciation. Depreciated replacement cost is added to site value to obtain the value estimate by the cost approach.

The cost approach is used to estimate the value of public facilities and other buildings such as churches which have highly specialized configuration and which are not frequently sold. Estimates of depreciated replacement cost are calculated for other properties as well but are given less weight than the sales comparison and income approaches, which are considered to more accurately reflect the real estate market.

Cost calibration

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall Valuation Service.

Income capitalization approach model description

The income capitalization model consists of a series of tables in which ranges of rent, vacancy, operating expenses, and overall capitalization rates are arrayed according to building quality and effective age. Tables are prepared for different types of income producing properties, (e.g. office buildings, retail stores, or restaurants). A separate set of tables is prepared for each neighborhood, and the income model applies the appropriate table to each of the income producing properties in each sub-area to produce a value estimate by direct capitalization.

The valuation process includes the following steps:

- (1) The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI)
- (2) The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
- (3) The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

The income capitalization approach was considered for properties using economic rental rates taken from published sources, property owners, tenants, and rental rate opinions from various real estate professionals active in specific markets. Expense ratios were estimated based on industry standards, published sources, and familiarity of each areas rental practices. Capitalization rates were determined by market surveys published for this region. Published resources included reports by Colliers International, Real Estate Analytics, Korpaz, CB Richard Ellis, CoStar, The American Council of Insurance Adjustors, The Urban Land Institute, Price Waterhouse Coopers and Cushman and Wakefield. The effective age, location, and condition of a building may influence the capitalization rate used by the appraiser. For example; a building with a higher effective age, inferior condition, and substandard location may warrant a higher capitalization rate than a building with a lower effective age that is in superior condition and has a more desirable location.

Income approach calibration

The models were calibrated after setting base rents by using adjustments based on location, size, effective age, and quality of construction.

Property Type	Typical Rent Range	Overall Rent Range	Expenses	OAR Range
Apartments	\$12.00 to \$16.00	\$9.00 to \$18.00	30% - 40%	.065 - .075
Restaurants	\$15.00 to \$21.00	\$9.00 to \$24.00	10%	.075 - .085
Retail	\$12.00 to \$25.00	\$9.00 to \$30.00	10%	.075 - .085
Offices	\$12.00 to \$18.00	\$9.00 to \$24.00	10% - 30%	.075 - .085
Med/Dent Offices	\$18.00 to \$24.00	\$12.00 to \$27.00	10% - 30%	.075 - .085
Supermarket	\$12.00 to \$15.00	\$9.00 to \$18.00	10%	.075 - .085
Department store Discount store	\$12.00 to \$18.00	\$9.00 to \$21.00	10%	.075 - .085
Convenience Stores	\$15.00 to \$18.00	\$12.00 to \$21.00	10%	.075 - .085
Day Care Centers	\$12.00 to \$14.00	\$9.00 to \$16.00	10%	.075 - .095
Industrial/Whse	\$8.00 to \$10.00	\$7.00 to \$12.00	10%	.075 - .085
Service Garages and Mini-Lubes	\$9.00 to \$10.00	\$9.00 to \$12.00	10%	.075 - .085
Storage garage	\$3.00 to \$6.00	\$3.00 to \$9.00	10%	.075 - .085
Basement, Mezzanine	\$3.00 to \$6.00	\$3.00 to \$9.00	10%	.075 - .085
Vacancy Rate for all property types in Area 17 is 5%				

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is office reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total value model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 26.64% to 11.23% and the C.O.D. from 19.20% to 8.60%. This reflects an improvement from previous values. In addition, the resulting assessment level is 97.3%. These figures are presented in the 2006 and 2007 Ratio Analysis charts included in this report.

The total assessed value of Area 17 for assessment year 2006 was \$ 3,826,082,016. The total recommended assessed value for the 2007 assessment year is \$ 4,519,163,800. This amounts to a total change of approximately +18.11%.

2006 Assessment Year

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																										
North Crew	1/1/2006	4/9/2007	1/1/04 - 12/31/06																										
Area	Appr ID:	Prop Type:	Trend used?: Y / N																										
17	SWIL	Improvement	N																										
SAMPLE STATISTICS																													
Sample size (n)	79	<div><div>Ratio Frequency</div><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.2-0.3</td><td>1</td></tr><tr><td>0.3-0.4</td><td>3</td></tr><tr><td>0.4-0.5</td><td>6</td></tr><tr><td>0.5-0.6</td><td>5</td></tr><tr><td>0.6-0.7</td><td>8</td></tr><tr><td>0.7-0.8</td><td>7</td></tr><tr><td>0.8-0.9</td><td>9</td></tr><tr><td>0.9-1.0</td><td>27</td></tr><tr><td>1.0-1.1</td><td>10</td></tr><tr><td>1.1-1.2</td><td>1</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>1.3-1.4</td><td>0</td></tr></tbody></table></div>		Ratio	Frequency	0.2-0.3	1	0.3-0.4	3	0.4-0.5	6	0.5-0.6	5	0.6-0.7	8	0.7-0.8	7	0.8-0.9	9	0.9-1.0	27	1.0-1.1	10	1.1-1.2	1	1.2-1.3	2	1.3-1.4	0
Ratio	Frequency																												
0.2-0.3	1																												
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0.9-1.0	27																												
1.0-1.1	10																												
1.1-1.2	1																												
1.2-1.3	2																												
1.3-1.4	0																												
Mean Assessed Value	1,073,600																												
Mean Sales Price	1,319,100																												
Standard Deviation AV	1,622,158																												
Standard Deviation SP	1,887,462																												
ASSESSMENT LEVEL																													
Arithmetic mean ratio	0.819																												
Median Ratio	0.903																												
Weighted Mean Ratio	0.814																												
UNIFORMITY																													
Lowest ratio	0.2983																												
Highest ratio:	1.2198																												
Coefficient of Dispersion	19.20%																												
Standard Deviation	0.2182																												
Coefficient of Variation	26.64%																												
Price-related Differential	1.01																												
RELIABILITY																													
95% Confidence: Median		<div>These figures reflect measurements before posting new values.</div>																											
Lower limit	0.816																												
Upper limit	0.944																												
95% Confidence: Mean																													
Lower limit	0.771																												
Upper limit	0.867																												
SAMPLE SIZE EVALUATION																													
N (population size)	1156																												
B (acceptable error - in decimal)	0.05																												
S (estimated from this sample)	0.2182																												
Recommended minimum:	72																												
Actual sample size:	79																												
Conclusion:	OK																												
NORMALITY																													
Binomial Test																													
# ratios below mean:	31																												
# ratios above mean:	48																												
z:	1.800140641																												
Conclusion:	Normal*																												
*i.e., no evidence of non-normality																													

2007 Assessment Year

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																		
North Crew	1/1/2007	4/9/2007	1/1/04 - 12/31/06																		
Area	Appr ID:	Prop Type:	Trend used?: Y / N																		
17	SWIL	Improvement	N																		
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Ratio	Frequency																				
0.6-0.7	1																				
0.7-0.8	1																				
0.8-0.9	20																				
0.9-1.0	30																				
1.0-1.1	19																				
1.1-1.2	5																				
1.2-1.3	3																				
1.3-1.4	0																				
Mean Assessed Value	1,283,000																				
Mean Sales Price	1,319,100																				
Standard Deviation AV	1,886,693																				
Standard Deviation SP	1,887,462																				
ASSESSMENT LEVEL																					
Arithmetic mean ratio	0.963	<div>Ratio</div>																			
Median Ratio	0.957																				
Weighted Mean Ratio	0.973																				
UNIFORMITY																					
Lowest ratio	0.6760																				
Highest ratio:	1.2944	These figures reflect measurements <u>after</u> posting new values																			
Coefficient of Dispersion	8.60%																				
Standard Deviation	0.1081																				
Coefficient of Variation	11.23%																				
Price-related Differential	0.990																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	0.923																				
Upper limit	0.994																				
95% Confidence: Mean																					
Lower limit	0.939																				
Upper limit	0.986																				
SAMPLE SIZE EVALUATION																					
N (population size)	1156																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.1081																				
Recommended minimum:	18																				
Actual sample size:	79																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	43																				
# ratios above mean:	36																				
z:	0.675052741																				
Conclusion:	Normal*																				
*i.e., no evidence of non-normality																					

These figures reflect measurements after posting new values

Improvement Sales for Area 017 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	040	042504	9014	4,727	2197123	\$800,000	03/31/06	\$169.24	PAKAGES UNLIMITED	C1-40	1	Y	
017	020	051000	1109	5,200	2049740	\$795,000	06/25/04	\$152.88	LINDHOLM CONSTRUCTION	L-1 RC	1	Y	
017	060	082504	9028	1,638	2016127	\$367,500	01/28/04	\$224.36	THE MUSIC CLINIC	NC2-40	1	Y	
017	020	085330	0010	1,313	2092062	\$320,000	12/23/04	\$243.72	BLAKELEY COMMONS	C1-40	1	Y	Commercial Condo not in ratio
017	020	085330	0470	1,315	2091774	\$330,000	12/20/04	\$250.95	BLAKELEY COMMONS	C1-40	1	Y	Commercial Condo not in ratio
017	020	085330	0475	1,017	2082986	\$190,000	11/10/04	\$186.82	BLAKELEY COMMONS	C1-40	1	Y	Commercial Condo not in ratio
017	020	085330	0485	1,080	2086505	\$272,000	11/29/04	\$251.85	BLAKELEY COMMONS	C1-40	1	Y	Commercial Condo not in ratio
017	070	092504	9070	6,720	2109825	\$2,385,766	03/17/05	\$355.02	BLOCK BUSTER VIDEO	C1-40	1	Y	
017	070	092504	9139	1,320	2217994	\$601,000	06/26/06	\$455.30	Eleganza Imported Showroom of Fa	NC2-40	1	Y	
017	070	092504	9281	3,168	2183130	\$792,000	01/20/06	\$250.00	ROOMING HOUSE	L-3	1	Y	
017	070	092504	9379	12,119	2121037	\$1,715,130	05/02/05	\$141.52	RETAIL & ARTIST'S GALLERIES	C1-40	1	Y	
017	070	092504	9385	7,870	2105408	\$1,150,000	03/01/05	\$146.12	US ELEVATOR CORP	C1-40	1	Y	
017	100	102504	9210	3,147	2223188	\$1,690,000	07/18/06	\$537.02	WASHINGTON MUTUAL SAVINGS	NC2-30	1	Y	
017	060	114200	0135	3,736	2150908	\$1,320,000	08/17/05	\$353.32	RETAIL & APARTMENTS	NC3-65	1	Y	
017	060	114200	1395	3,880	2025843	\$588,000	03/19/04	\$151.55	JOHNNY'S FLOWERS	NC3-65	1	Y	
017	060	114500	0005	1,596	2148464	\$1,492,000	08/19/05	\$934.84	Union 76/Stadium Market	C1-65	1	Y	
017	060	132130	0060	5,472	2143073	\$1,626,000	07/27/05	\$297.15	ROOMING HOUSE	L-3	1	Y	
017	060	179750	1080	4,130	2208675	\$398,000	05/15/06	\$96.37	Peace Action offices and coffee	L-2	1	Y	
017	010	182504	9087	4,949	2234400	\$1,056,000	08/24/06	\$213.38	Gypsy Traders & Consignment Bot	IC-45	1	Y	
017	020	189000	0005	85,688	2015543	\$5,295,000	01/28/04	\$61.79	UNIVERSITY PLAZA	NC3-40	2	26	Imp changed after sale; not in ratio
017	070	243620	1005	27,683	2222684	\$5,000,000	07/17/06	\$180.62	Mixed Use: Retail/Office	C2-40	1	Y	
017	070	243620	1055	38,378	2099445	\$5,500,000	01/28/05	\$143.31	LAKEVIEW MED BLDG	NC2-40	3	Y	
017	040	246440	0145	900	2257767	\$470,000	12/25/06	\$522.22	GLEN HUNT AND ASSO	SF 5000	1	Y	
017	060	286210	0485	1,148	2150793	\$240,000	08/29/05	\$209.06	STORE	SF 5000	1	Y	
017	060	286210	0695	4,022	2076768	\$800,000	10/15/04	\$198.91	PATIO APTS & OFFICE	NC2-40	1	Y	
017	060	286760	0010	2,357	2039274	\$420,000	05/17/04	\$178.19	GRANDVIEW PLAZA CONDOMINIUM	MR	1	Y	

017	060	286760	0020	1,782	2022707	\$295,000	03/03/04	\$165.54	Grandview Plaza	MR	1	Y	Commercial Condo not in ratio
017	040	288770	0596	2,706	2031898	\$575,000	04/15/04	\$212.49	NORTHWEST YOUTH & FAMILY SVCS	C1-40	1	Y	
017	040	288770	1885	686	2243544	\$345,000	10/13/06	\$502.92	MAPLE LEAF PET CORNER	NC2-40	1	Y	
017	040	297980	1390	6,300	2058973	\$1,080,000	07/24/04	\$171.43	RED CARPET REALTY	NC2-40	2	Y	
017	050	365870	0405	2,640	2113201	\$420,000	04/01/05	\$159.09	NORTHMAR INC	NC2-40	1	Y	
017	010	408330	6580	20,660	2123704	\$4,300,000	05/13/05	\$208.13	LAKE UNION PLACE	C1-40	1	Y	
017	010	408330	6755	1,968	2018179	\$425,000	02/10/04	\$215.96	SFR converted to Law office.	C2-40	1	Y	
017	010	418018	0020	0	2237914	\$410,000	09/13/06	\$0.00	LANDINGS LAKE UNION CONDOMINIUM	NC1-30	1	Y	Commercial Condo not in ratio
017	040	510040	0215	4,650	2196573	\$1,200,000	03/15/06	\$258.06	ART TILE	NC2-40	1	Y	
017	040	510040	1555	2,410	2100879	\$425,000	02/07/05	\$176.35	THE ROSEBRIER & APTS	NC2-40	1	Y	
017	040	510040	3247	4,800	2029441	\$1,000,000	04/05/04	\$208.33	7-11 & HIGHLANDER CTR	L-2 RC	1	Y	
017	040	510140	4194	1,092	2255687	\$400,000	12/11/06	\$366.30	GRADY-JENTOFT PHOTOGRAPHERS	NC2-40	1	Y	
017	060	522630	0025	3,248	2067962	\$505,000	09/01/04	\$155.48	DUPLEX & ROOMS	L-3	1	Y	
017	060	522630	0150	7,595	2156705	\$1,375,000	09/23/05	\$181.04	OASIS & OTHERS	NC2-40	1	Y	
017	060	533520	0125	6,750	2253192	\$750,000	11/29/06	\$111.11	Antique Shop and Tire Shop	NC3-65	1	Y	
017	060	674670	0805	2,316	2225724	\$425,000	07/24/06	\$183.51	TRIPLEX	L-3	1	Y	
017	060	674670	0990	2,112	2225915	\$540,000	07/18/06	\$255.68	PAUL'S PLACE	NC3-65	1	Y	
017	060	674670	0990	2,112	2118176	\$519,000	04/25/05	\$245.74	PAUL'S PLACE	NC3-65	1	Y	
017	060	674670	1565	6,840	2243619	\$2,350,000	10/13/06	\$343.57	TUBS	NC3-65	1	Y	
017	060	674670	1805	4,112	2164061	\$750,000	10/07/05	\$182.39	CONTINENTAL STORE	NC2-40	1	Y	
017	060	674670	2110	2,707	2233550	\$615,000	08/30/06	\$227.19	DENA HAIRCUTS ETAL	NC2-40	1	Y	
017	090	684470	0605	3,588	2028101	\$475,000	03/11/04	\$132.39	MORNINGSIDE MARKET	SF 5000	1	Y	
017	020	686520	0355	2,220	2232682	\$575,000	08/25/06	\$259.01	MODERN DESIGNERS	NC2-30	1	Y	
017	060	717480	0365	2,760	2131673	\$720,000	06/16/05	\$260.87	11 bedroom rooming house	L-3	1	Y	
017	080	740970	0671	1,130	2163041	\$300,000	10/14/05	\$265.49	FAMILY DENTIST	NC1-30	1	Y	
017	020	782120	0005	1,865	2254555	\$696,500	12/08/06	\$373.46	Converted sfr	L-3 RC	1	Y	
017	020	782120	0005	1,865	2088538	\$375,000	12/01/04	\$201.07	SFR	L-3 RC	1	Y	
017	020	782120	0045	9,939	2207680	\$2,625,000	05/17/06	\$264.11	APT/RETAIL	L-3 RC	1	Y	
017	020	782120	0160	28,668	2200046	\$6,000,000	04/13/06	\$209.29	BESO DEL SOL RESTAURANT	NC2-40	1	Y	
017	020	782120	0401	13,280	2067425	\$1,325,000	08/31/04	\$99.77	OFFICE	L-2	1	Y	

017	070	793300	0005	52,567	2069646	\$13,250,000	09/14/04	\$252.06	SPRING BROOK PROF CTR	NC2-30	2	Y	
017	070	798200	0040	847	2234259	\$320,000	08/30/06	\$0.00	STATIONHOUSE CONDOMINIUM	NC1-30	1		Commercial Condo not in ratio
017	010	803370	0010	5,072	2064399	\$1,200,000	08/23/04	\$236.59	WASHINGTON STATE DAIRY COUNCIL	C1-40	1	Y	
017	010	803370	0190	33,152	2120632	\$7,000,000	05/03/05	\$211.15	PROVAIL	C2-40	1	Y	
017	060	861580	0070	7,646	2225133	\$2,000,000	07/21/06	\$261.57	27 bed rooming house	L-3	1	Y	
017	060	871460	0070	4,500	2193442	\$550,000	03/16/06	\$122.22	VACANT THEATRE	NC2-40	1	Y	
017	060	881640	0200	15,756	2061729	\$2,500,000	08/11/04	\$158.67	THE NORTH FACE - ET. AL.	NC3-65	1	Y	
017	060	881640	0345	7,502	2133136	\$1,825,000	06/09/05	\$243.27	RETAIL/OFFICE	NC3-65	1	Y	
017	060	881640	0985	2,944	2060844	\$2,400,000	08/03/04	\$815.22	Chevron MINI MART	NC3-65	1	Y	
017	070	881990	0020	1,982	2029930	\$350,000	04/05/04	\$176.59	J. FRANKLYN	NC1-40	1	Y	
017	060	882390	1485	3,118	2112469	\$559,000	03/29/05	\$179.28	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1490	2,200	2133402	\$584,000	06/10/05	\$265.45	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1500	3,018	2082443	\$542,000	11/04/04	\$179.59	SFR USE/ROOMING HOUSE	L-3	1	Y	
017	060	882390	1530	4,608	2039907	\$853,125	05/17/04	\$185.14	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1570	2,859	2190445	\$689,000	02/14/06	\$240.99	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1620	2,865	2079771	\$630,000	10/26/04	\$219.90	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1765	2,183	2086693	\$575,000	11/24/04	\$263.40	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1835	2,376	2234839	\$750,000	08/31/06	\$315.66	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1845	4,168	2257683	\$925,000	12/26/06	\$221.93	ROOMING HOUSE	L-3	1	Y	
017	060	882390	1980	3,012	2229368	\$731,120	08/14/06	\$242.74	Rooming house	L-3	1	Y	
017	060	882390	2170	3,618	2126246	\$733,400	05/24/05	\$202.71	TRIPLEX	L-3	1	Y	
017	070	919120	1690	2,016	2107814	\$950,000	03/15/05	\$471.23		CHECK W	2	Y	
017	050	922140	0035	9,094	2052114	\$1,750,000	06/30/04	\$192.43	SUNLITE CAFE	NC3-65	2	Y	

Improvement Sales for Area 017 with Sales Not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	020	007200	0115	3,180	2218507	\$2,600,000	06/29/06	\$817.61	ANIMAL SURGICAL CLINIC	NC2-40	1	Y	No market exposure
017	020	051000	1350	10,830	2067167	\$1,200,000	09/01/04	\$110.80	Multi-tenant office building	NC2-40	1	12	Estate administrator, guardian, or e
017	020	051000	1750	30,184	2072318	\$2,200,000	09/27/04	\$72.89	SEAFIRST SALES FACILITY	NC2-40	1	26	
017	020	051000	2315	7,455	2083761	\$2,450,000	11/12/04	\$328.64	RITE AID PHARMACY	NC2-40	1	Y	Parcel killed
017	040	052504	9003	27,628	2220998	\$67	11/17/05	\$0.00	NORTH SKAGIT SUBSTATION	SF 5000	3	Y	Sale of Skaget County land
017	020	085330	0010	1,313	2092062	\$320,000	12/23/04	\$243.72	BLAKELEY COMMONS	C1-40	1	Y	
017	020	085330	0470	1,315	2091774	\$330,000	12/20/04	\$250.95	BLAKELEY COMMONS	C1-40	1	Y	
017	020	085330	0475	1,017	2082986	\$190,000	11/10/04	\$186.82	BLAKELEY COMMONS	C1-40	1	Y	
017	020	085330	0480	0	2097916	\$195,000	01/26/05	\$0.00		C1-40	1	15	No market exposure
017	020	085330	0485	1,080	2086505	\$272,000	11/29/04	\$251.85	BLAKELEY COMMONS	C1-40	1	Y	
017	070	092504	9067	4,080	2073597	\$630,000	09/28/04	\$154.41	WORRELL CUSTOM LIGHTING	NC2-40	1	1	Personal property included
017	060	092504	9124	0	2276183	\$658,000	04/05/07	\$0.00	HOUSE	L-3	1		Sale after assessment date
017	060	092504	9200	3,030	2099474	\$545,000	01/27/05	\$179.87	HOUSE	L-3	1	Y	Transferred to R/C
017	060	114200	0655	2,898	2018655	\$649,000	02/06/04	\$223.95	DUPLEX	MR	1	36	Plottage
017	060	114200	1825	2,204	2167665	\$700,000	10/28/05	\$317.60	Campus Fine Dry Cleaning	C1-65	1	15	No market exposure
017	060	114500	0246	2,984	2218664	\$665,000	06/12/06	\$222.86	DUPLEX	C1-65	1	Y	Transferred to R/C
017	100	152504	9008	12,099	2037640	\$3,100,000	05/10/04	\$256.22	PRO-ROBICS HEALTH CLUB	NC2-30	1	15	No market exposure
017	050	179750	0715	130,066	2170988	\$48,599,500	11/23/05	\$373.65	ROOSEVELT SQUARE	NC3-65	4	15	No market exposure
017	010	182504	9043	20,066	2175125	\$3,000,000	12/13/05	\$149.51	GLERUP REVERE	C1-40	1	15	No market exposure
017	010	182504	9053	7,460	2175935	\$3,751,262	12/09/05	\$502.85	Avant Chiropractic	C1-40	2	15	No market exposure
017	050	213750	0010	0	2272227	\$396,000	03/14/07	\$0.00	DWELL ROOSEVELT CONDOMINIUM	NC3-65	1	Y	Sale after assessment date
017	050	213750	0010	0	2272227	\$396,000	03/14/07	\$0.00	DWELL ROOSEVELT CONDOMINIUM	NC3-65	1	Y	Sale after assessment date
017	050	213750	0010	0	2272227	\$396,000	03/14/07	\$0.00	DWELL ROOSEVELT CONDOMINIUM	NC3-65	1	Y	
017	020	229390	0205	11,116	2109983	\$775,943	03/22/05	\$69.80	BEST PLUMBING	NC2-40	1	46	Unrepresentative sale
017	060	286760	0010	2,357	2039274	\$420,000	05/17/04	\$178.19	GRANDVIEW PLAZA CONDOMINIUM	MR	1	Y	

017	060	286760	0010	2,357	2039274	\$420,000	05/17/04	\$178.19	GRANDVIEW PLAZA CONDOMINIUM	MR	1	Y	
017	040	288770	1885	686	2273630	\$450,000	03/19/07	\$655.98	MAPLE LEAF PET CORNER	NC2-40	1		Sale after assessment date
017	040	297980	0410	1,968	2260569	\$425,000	01/02/07	\$215.96	NORTHWEST HOUSCLEANING INC	L-2 RC	1		Sale after assessment date
017	040	297980	0900	0	2271843	\$440,000	03/14/07	\$0.00	NORTHWEST CHOIRS	L-2 RC	1	Y	Sale after Assessment Date
017	040	297980	1365	2,100	2269071	\$635,000	02/26/07	\$302.38	VACANT BLDG	NC2-40	1	Y	Sale after Assessment Date
017	060	358950	0321	2,012	2164826	\$791,860	10/21/05	\$393.57		L-2	1	21	
017	050	365870	0090	4,352	2070361	\$2,500,000	09/11/04	\$574.45	KYOTO TERIYAKI	NC3-65	5	Y	Parcel killed
017	050	365870	0135	22,142	2160252	\$6,000,000	10/02/05	\$270.98	QFC	NC3-65	1	12	Estate administrator, guardian, or e
017	050	365870	0355	0	2183984	\$730,000	01/25/06	\$0.00	Teardown	L-3 RC	2	Y	Land sale
017	060	395666	0030	0	2190393	\$645,000	03/03/06	\$0.00		C1-65	1	15	No market exposure
017	010	408330	6555	6,923	2135151	\$2,460,000	06/29/05	\$355.34	CASCADE MANOR BOARDING HOUSE	L-2	1	17	Non-profit organization
017	020	408380	3165	2,288	2264918	\$1,150,000	02/07/07	\$502.62	WALLINGFORD PRINTING	NC2-40	1	Y	Sale after Assessment Date
017	060	409230	1610	4,116	2045793	\$668,492	06/01/04	\$162.41	DUPLEX	L-3	1	Y	Transferred to R/C
017	060	409230	1620	3,828	2045792	\$668,492	06/01/04	\$174.63	DUPLEX	L-3	1	Y	Transferred to R/C
017	060	409230	1995	2,088	2144892	\$570,000	07/14/05	\$272.99	DUPLEX	L-3	1	Y	Transferred to R/C
017	010	418018	0020	0	2237914	\$410,000	09/13/06	\$0.00	LANDINGS LAKE UNION CONDOMINIUM	NC1-30	1	Y	
017	100	418940	0105	1,620	2059822	\$20,000	07/26/04	\$12.35	60th. Street Deserts	NC1-40	1	18	Quit claim deed
017	100	418940	0105	1,620	2059864	\$40,000	07/23/04	\$24.69	60th. Street Deserts	NC1-40	1	12	Estate administrator, guardian, or e
017	010	420690	0385	912	2160402	\$362,000	09/28/05	\$396.93	DUPLEX	IC-45	1	12	Estate administrator, guardian, or e
017	060	420740	0551	3,260	2241427	\$265,000	09/21/06	\$81.29	TRI-PLEX	L-3	1	18, 51	Quitclaim deed
017	070	421800	0010	2,493	2041525	\$535,000	05/17/04	\$214.60	LAURELHURST COMMERCIAL CONDOMINI	NC2-40	1	51	Related party, friend, or neighbor
017	020	445850	0010	0	2104862	\$300,000	02/17/05	\$0.00	Lucas Place Condominium, Unit 100	NC2-40	2	26	
017	040	510040	1231	0	2051108	\$1,100,000	06/21/04	\$0.00	QUEEN ANNE PAINTING CO	NC2-40	1	Y	Parcel killed
017	040	510040	1534	0	2273942	\$546,000	03/27/07	\$0.00	BARBER SHOP & RESIDENCE	NC2-40	1	Y	Sale after Assessment Date
017	040	510040	2503	1,990	2250897	\$450,000	11/14/06	\$226.13	JUDY FU'S SNAPPY DRAGON	NC2-40	1	12	Estate administrator, guardian, or e
017	040	510040	3805	2,420	2265942	\$720,000	02/13/07	\$297.52	CYCLE SPORT	L-2 RC	1	Y	Sale after Assessment Date
017	040	510040	3822	622	2192370	\$195,000	03/01/06	\$313.50	TRANSMITTER SITE	L-2 RC	1	15	No market exposure

017	040	510140	1980	2,757	2187042	\$975,000	02/16/06	\$353.65	CAR DEALERSHIP	C1-65	2	18	Quit claim deed
017	010	660028	0020	1,063	2024939	\$110,000	03/18/04	\$103.48	Pacific Palisades Condominium, Unit B	C2-40	1	26	
017	060	674670	0995	1,844	2107152	\$1,510,000	03/11/05	\$818.87	OFFICE & SING FAM RES	NC3-65	1	15	No market exposure
017	080	717370	0664	5,000	2119105	\$250,000	04/26/05	\$50.00	PERKINS SCHOOL	L-3	1	17	Non-profit organization
017	080	717370	0668	4,960	2088873	\$250,000	12/06/04	\$50.40	PERKINS SCHOOL	L-3	1	15	No market exposure
017	070	717480	0132	15,791	2139947	\$284,335	07/14/05	\$18.01	OFFICE	C1-40	1	18	Quit claim deed
017	070	717480	0169	2,874	2168293	\$2,730,000	11/08/05	\$949.90	HOAGY'S CORNER	NC1-40	2	15	No market exposure
017	070	717480	0255	7,057	2223116	\$3,540,000	07/18/06	\$501.63	ANIMAL CLINIC, INSURANCE ETC	NC1-40	4	Y	No market exposure
017	020	782120	0460	26,400	2060817	\$1,760,000	08/06/04	\$66.67	FORWARD PRESS	NC2-40	1	21	Imps changed after sale
017	070	798200	0040	0	2234259	\$320,000	08/30/06	\$0.00	STATIONHOUSE CONDOMINIUM	NC1-30	1		
017	060	809165	0010	0	2151913	\$350,000	08/12/05	\$0.00		NC3-65	2	15	No market exposure
017	060	809165	0030	0	2098435	\$8,333	01/19/05	\$0.00		NC3-65	1	18	Quit claim deed
017	060	809165	0030	0	2184009	\$8,333	01/19/06	\$0.00		NC3-65	1	18	Quit claim deed
017	060	809165	0030	0	2023437	\$8,333	03/02/04	\$0.00		CHECK W	1	18	Quit claim deed
017	060	861580	0075	3,384	2084116	\$400,000	11/16/04	\$118.20	DUPLEX	L-3	1	Y	Townhouse sale
017	040	864150	0180	0	2193478	\$349,950	03/10/06	\$0.00		L-3	1	Y	Transferred to R/C
017	040	864150	0205	0	2209913	\$279,950	05/24/06	\$0.00	NEW SFR HOUSE IN PROGRESS	L-3	1	Y	Transferred to R/C
017	070	867900	0020	0	2127770	\$470,000	05/16/05	\$0.00		C1-40	1	15	No market exposure
017	060	881640	0325	6,510	2216437	\$850,000	05/22/06	\$130.57	LEWIS BLDG	NC3-65	1	18	Quit claim deed
017	060	881640	0325	6,510	2171854	\$1,000,000	11/28/05	\$153.61	LEWIS BLDG	NC3-65	1	36	Plottage
017	060	881640	0470	8,032	2257536	\$4,000,000	12/20/06	\$498.01	PITCHER BROS CARPETS	NC3-65	1	17	Sale to non-profit
017	060	881640	0985	2,944	2276134	\$2,400,000	04/03/07	\$815.22	Chevron MINI MART	NC3-65	1		Sale after assessment date
017	060	881740	0125	3,092	2087185	\$75,000	11/21/04	\$24.26	CARSON CLEANERS	NC3-65	1	18	Quit claim deed
017	060	882390	0815	1,700	2112724	\$500,000	03/29/05	\$294.12	SINGLE FAMILY RESIDENCE	L-3	1	Y	Transferred to R/C
017	060	882390	0850	1,970	2039083	\$440,000	04/23/04	\$223.35	ROOMING HOUSE	L-3	1	Y	Transferred to R/C
017	060	882390	0975	2,090	2140371	\$499,900	07/19/05	\$239.19	DUPLEX	L-3	1	Y	Transferred to R/C
017	060	882390	1480	3,306	2118291	\$552,500	04/20/05	\$167.12	TRIPLEX	L-3	1	Y	Transferred to R/C
017	060	882390	1685	3,990	2179033	\$35,415	12/30/05	\$8.88	ROOMING HOUSE	L-3	1	18	Quit claim deed
017	060	882390	1685	3,990	2179419	\$17,707	01/03/06	\$4.44	ROOMING HOUSE	L-3	1	18	Quit claim deed

017	060	882390	1685	3,990	2270298	\$5,813	03/09/07	\$1.46	ROOMING HOUSE	L-3	1	51	Related party, friend, or neighbor
017	060	882390	1700	3,380	2075597	\$500,000	10/04/04	\$147.93	YOUNG LIFE	L-3	1	17	Non-profit organization
017	060	882390	1760	2,276	2094244	\$603,000	12/22/04	\$264.94	SFR	L-3	1	Y	Residential imp on commercial land
017	060	882390	1865	19,680	2203810	\$4,500,000	04/27/06	\$228.66	CHRISTIAN SCIENCE CHURCH	L-3	2	Y	Sale to non-profit
017	060	882390	1940	2,872	2214617	\$790,000	06/07/06	\$275.07	8 ROOM ROOMING HSE	L-3	1	17	Non-profit organization
017	060	882390	1985	2,460	2261685	\$700,000	01/17/07	\$284.55	ROOMING HOUSE	L-3	1	Y	Sale after Assessment Date
017	080	882790	0195	0	2031730	\$506,000	04/07/04	\$0.00	UNIVERSITY VIEW ADD	SF 5000	1	17	Non-profit organization
017	070	882790	1210	1,995	2167970	\$590,000	10/12/05	\$295.74	Quality Auto Services	NC1-30	1	15	No market exposure

Vacant Sales for Area 017 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	226150	0150	12,740	2221778	\$1,700,000	07/05/06	\$133.44	APARTMENT	C1-40	1	Y	
017	010	226450	1031	8,668	2231323	\$1,370,000	08/21/06	\$158.05		C1-30	2	Y	
017	010	408330	6615	4,800	2137201	\$600,000	07/06/05	\$125.00	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
017	020	051000	1605	2,906	2014540	\$265,000	01/22/04	\$91.19	SFR	NC2-40	1	Y	
017	020	189000	0165	21,530	2131564	\$1,950,000	06/14/05	\$90.57		NC3-40	2	Y	
017	020	397540	0500	8,097	2047119	\$585,000	06/03/04	\$72.25	SFR Teardown	NC2-40	1	Y	
017	020	408380	2135	5,000	2045407	\$400,000	06/07/04	\$80.00	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
017	020	408380	2145	5,000	2045672	\$440,000	06/07/04	\$88.00	R/C SFR TEAR DOWN AFTER SALE	L-2	1	Y	
017	020	686520	0325	9,300	2095527	\$685,000	01/04/05	\$73.66	PANKO'S CAFE	NC2-30	1	Y	
017	020	686520	0451	3,630	2140822	\$425,000	07/12/05	\$117.08	R/C DUPLEX (TEAR DOWN SALE)	L-2	1	Y	
017	020	686520	0800	5,000	2089883	\$460,000	12/07/04	\$92.00	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
017	020	686520	0955	22,891	2087044	\$1,850,000	11/24/04	\$80.82	VACANT	NC2-40	1	Y	
017	040	052504	9065	5,227	2243211	\$538,000	10/09/06	\$102.93	R/C DUPLEX (TEAR DOWN SALE)	L-2 RC	1	Y	
017	040	288770	1765	11,244	2040283	\$683,000	05/17/04	\$60.74	AUTO ZENTRUM/WILD WEST	NC2-40	1	Y	
017	040	297980	0215	4,937	2182339	\$425,000	01/11/06	\$86.08	R/C DUPLEX (TEAR DOWN SALE)	C1-40	1	Y	
017	040	297980	0395	4,832	2043751	\$269,000	05/27/04	\$55.67	R/C SFR (TEAR DOWN AFTER SALE)	L-2 RC	1	Y	
017	040	297980	0405	4,804	2043748	\$269,000	05/27/04	\$56.00	R/C SFR (TEAR DOWN AFTER SALE)	L-2 RC	1	Y	
017	040	510040	3439	9,860	2016626	\$592,500	01/22/04	\$60.09	LUREE'S CUTS	L-2 RC	2	Y	
017	040	510040	3816	4,930	2077450	\$350,000	10/11/04	\$70.99	BILL'S ENGRAVING	L-2 RC	1	Y	
017	040	510140	0394	40,515	2142500	\$2,425,000	07/28/05	\$59.85	FRANK J MARTIN CO	C1-65	1	Y	
017	040	510140	2206	34,695	2116537	\$1,150,000	04/07/05	\$33.15	SERVICE GARAGE AND OLD RESIDENCE	C1-65	3	Y	
017	040	510140	4674	9,000	2127731	\$675,000	05/28/05	\$75.00	OLYMPIC FUEL INJ/SPOTLESS SIGNS	L-2	1	Y	
017	040	864150	0190	8,645	2189626	\$349,950	02/21/06	\$40.48	Vacant Multi-family Land	L-3	1	Y	
017	040	864150	0205	12,760	2061193	\$330,000	08/05/04	\$25.86	Vacant Multi-family Land	L-3	1	Y	

017	050	082504	9054	5,315	2095266	\$430,000	01/03/05	\$80.90	BUDGET RENT A CAR VACANT LOT	NC2-40	1	Y	
017	050	922140	0210	11,430	2089981	\$800,000	12/02/04	\$69.99	Vacant Commercial Land	NC3-65	1	Y	
017	050	922140	0435	5,080	2260227	\$525,000	12/28/06	\$103.35	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
017	050	952810	2170	3,090	2044786	\$250,000	06/01/04	\$80.91	WOODLAWN ADD TO GREEN LAKE	NC2-40	1	Y	
017	050	952810	2840	4,635	2043832	\$332,500	05/25/04	\$71.74	R/C SFR TEAR DOWN AFTER SALE	L-2 RC	1	Y	
017	060	092504	9186	4,000	2108088	\$515,000	03/11/05	\$128.75	HOUSE	L-3	1	Y	
017	060	114200	0580	4,120	2183794	\$475,000	01/01/06	\$115.29	Vacant commercial land	NC3-85	1	Y	
017	060	114200	0645	8,240	2042193	\$686,200	05/21/04	\$83.28	UNIVERSITY FORD	NC3-65	1	Y	
017	060	114500	0070	18,766	2083923	\$1,650,000	11/15/04	\$87.92	UNIVERSITY FORD PARTS & SERVICE	C1-65	1	Y	
017	060	209770	0065	4,280	2236694	\$750,000	09/07/06	\$175.23	R/C DUPLEX (TEAR DOWN SALE)	MR	1	Y	
017	060	358950	0235	2,940	2079086	\$150,000	10/25/04	\$51.02	Vacant commercial land	NC2-40	1	Y	
017	060	409230	0110	5,879	2055262	\$764,000	07/13/04	\$129.95	R/C SFR AND APT (TEAR DOWN AFTER	L-3	2	Y	
017	060	409230	1030	4,000	2225516	\$490,000	07/26/06	\$122.50	R/C SFR TEAR DOWN SALE	L-3	1	Y	
017	060	409230	1355	7,125	2246247	\$750,000	10/13/06	\$105.26	4-PLEX	L-3	1	Y	
017	060	420740	1325	4,650	2225526	\$350,000	07/17/06	\$75.27	R/C SINGLE FAMILY/TEAR DOWN	L-3	1	Y	
017	060	674670	0905	10,500	2096312	\$850,000	01/03/05	\$80.95		L-3	2	Y	
017	060	881240	0250	5,350	2102286	\$450,000	02/08/05	\$84.11	R/C SFR (TEAR DOWN SALE)	MR	1	Y	
017	070	092504	9139	2,012	2049199	\$380,000	06/10/04	\$188.87	LANKFORD & ASSOC	NC2-40	1	Y	
017	070	717480	0131	22,944	2048064	\$2,150,000	06/07/04	\$93.71	TEXACO SERVICE STATION	C1-40	1	Y	
017	080	042504	9095	13,619	2094039	\$399,853	12/30/04	\$29.36	SAXE FLORAL-GREENHOUSE	L-2 RC	1	Y	
017	080	042504	9095	41,222	2040229	\$2,600,000	05/19/04	\$63.07	SAXE FLORAL-GREENHOUSE	L-2 RC	6	Y	
017	080	741020	0350	5,308	2063771	\$345,000	08/18/04	\$65.00	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
017	080	741020	0420	7,883	2172313	\$870,500	11/27/05	\$110.43	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
017	100	243670	0585	4,000	2112867	\$330,000	03/28/05	\$82.50	R/C SFR TEAR DOWN SALE	L-2	1	Y	
017	100	243670	0590	4,000	2112855	\$526,000	03/28/05	\$131.50	R/C SFR TEAR DOWN SALE	L-2	1	Y	
017	100	243670	0600	4,000	2175347	\$412,000	12/13/05	\$103.00	R/C DUPLEX (TEAR DOWN SALE)	L-2	1	Y	
017	100	243670	0620	7,100	2159681	\$600,000	10/03/05	\$84.51	R/C TRIPLEX TEAR DOWN SALE	L-2	1	Y	
017	100	318010	0030	7,597	2102210	\$515,000	01/11/05	\$67.79	FOUR PLEX	L-1	1	29	Seg/merge after sale; not in ratio

Vacant Sales for Area 017 with Sales Not Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	226150	0060	6,500	2162080	\$800,000	09/29/05	\$123.08	duplex	C1-40	1	15	No market exposure
017	010	408330	7175	7,200	2112011	\$753,130	03/31/05	\$104.60	ASSOC. PARKING W/ MARINER SQUARE	C1-40	1	15	No market exposure
017	010	420690	0370	5,000	2168180	\$650,000	10/19/05	\$130.00	6 PLEX	IC-45	1	51	Related party
017	020	051000	2530	4,560	2143586	\$545,500	07/26/05	\$119.63	Vacant commercial land	NC2-40	1	11	Corporate affiliates
017	040	288770	0535	1,247	2099745	\$48,000	01/24/05	\$38.49	PARKING FOR 7-11	C1-40	1	11	Corporate affiliates
017	050	922140	0260	36,830	2046200	\$310,000	06/10/04	\$8.42	Associated parking for Roosevelt	L-2	2	22	Partial interest (1/3, 1/2, etc.)
017	060	674670	1010	7,000	2107158	\$929,642	03/11/05	\$132.81	IVARS SEAFOOD BAR	NC3-65	1	15	No market exposure
017	100	318010	0025	7,458	2133108	\$778,000	06/21/05	\$104.32	HAWTHORNE COURT	L-1	1		Estate sale no market exposure